

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Project Name: Highland Tower Properties/Sharp Marketing

Case #: 86-R-03

Date: September 9, 2003

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
 - a. Paving, Grading, and Drainage (PGD) Plan
 - b. Water and Sewer Plan
 - c. Details and Specifications per City Standards, as applicable.
4. Any construction of sidewalk, curb and gutter, or accesses which may interfere with City maintained street lights or services requires coordination with Engineering staff. A **separate engineering permit** is required prior to contractor(s) impacting existing right-of-way infrastructure.
5. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, etc. which will result in the finished project (including right of way area per Engineering department standards and/or FDOT standards as applicable).

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6. A portion of the four (4) parking spaces shown on plan SP-1 in the southwestern corner of the site do not appear to be entirely on site. These spaces, however, are counted toward satisfaction of the parking requirements.
7. A stop sign and bar shall be located four (4) feet within the owner's property near the public sidewalk at all access locations (see alley).
8. The engineer's site plan is marked at scale of 1" = 20 ft. but the actual lane and parking spaces do not scale correctly to the dimensions marked. An eleven (11) foot wide travel lane should be designed for N.E. 7 Street. If necessary a reduction to 8.67 feet wide parking spaces can help accomplish the desired lane width.
9. Staff shall verify correct widths on N.E. 4 Avenue once a correctly scaled plan is submitted for review.
10. The proposed driveway to what appears to be a loading zone does not conform to City's standards for access (refer to Section 47-20.5.C.3.a) in that two directions of travel are required for this area and it does not meet the requirements for width or turn around. This access may also present hazards to adjacent residents in homes in addition to being incompatible with residential uses adjacent to the project.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Highland Tower Properties/Sharp
Marketing

Case #: 86-R-03

Date: September 9, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Building has unenclosed vertical opening. This implies sprinkler protection required at permit phase. Show sprinkler main with DDC and FDC.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Highland Tower Properties/Sharp
Marketing

Case #: 86-R-03

Date: September 9, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Highland Tower Properties/Sharp
Marketing

Case #: 86-R-03

Date: September 9, 2003

Comments:

1. For backout parking onto the alley, there can be no more than 4 spaces in a row without an 8' wide peninsula tree island.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. Signoff plans to be sealed by the Landscape Architect.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Highland Tower Properties/Sharp Marketing

Case #: 86-R-03

Date: September 9, 2003

Parking Reduction/Site Plan Review/Change of use: Residential to Office and Warehouse/RAC-UV

Comments:

1. Pursuant to ULDR Sec. 47-13.20.M, approval of site plans in the RAC shall not be final until 30 days after preliminary DRC approval and then only if no motion is adopted by the City Commission seeking to review the application.
2. The site is subject to Sec. 47-13.20.B, Downtown RAC requirements. Provide a point-by-point narrative outlining compliance with these general design standards. Note: Discuss new decorative parapet proposed for existing building, which doesn't appear to be compatible with design of new construction. Provide returns on parapet.
3. Provide a point-by-point narrative outlining compliance with Sec. 47-24.2 (Adequacy Requirements).
4. Verify parking requirements with Zoning representative.
5. Application for parking reduction in Northwest-Progresso-Flagler Heights Community Redevelopment Area requires Site Plan Level II (Sec. 47-20.3.A.4.b. - page 339). Provide a point-by-point narrative outlining compliance with the criteria listed in Sec. 47-30.3.F. (1-7) on pages 341 & 342.
6. Pursuant to Sec. 47-20.3.A.5., Criteria for parking reduction, the applicant has stated the reduction is based on meeting criteria (b) & (f). Discuss whether sufficient information has been provided to justify the requested reduction with the Engineering Design Manager.
7. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense. This must be done prior to Final DRC approval.
8. Provide color and materials information for all exterior surfaces on all elevations.

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9. How many residential units will be removed for this conversion from residential to office/warehouse?
10. All mechanical equipment must be screened from view.
11. It is recommended applicant present this project to the Flagler Heights Civic Association.
12. Provide shade trees instead of palm trees along N.E. 7 Street.
13. Provide a response to all DRC comments within 90 days or additional DRC review may be required.
12. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875 Fax -954-828-6423
Project Name:	Highland Tower Properties/Sharp Marketing	Case #:	86-R-03
Date:	September 9, 2003		

Comments:

1. No comments on parking reduction.
2. All new glass windows/doors are to comply with SFBC.
3. Recommend intrusion/fire alarm system.
4. New warehouse garage door should have alarm sensors.
5. Recommend CCTV coverage for areas accessible to the public.
6. All response should be in document form.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Highland Tower Properties/Sharp
Marketing

Case #: 86-R-03

Date: September 9, 2003

Comments:

1. Provide a point by point narrative outlining how the proposed development complies with section 47-25.2 Adequacy Requirements.
2. The proposed development site is subject to the Downtown RAC requirements of section 47-13.20.B Include in the narrative how the proposed project complies section by section.
3. Parking shall be calculated for professional office at a rate of 1/250 gfa for the entire building.
4. Parking reduction in Northwest Progresso Flagler Heights Community Redevelopment Area shall comply with the requirements of section 4720.3.A.4.b.
5. All roof mounted equipment shall be xscreened from view pursuant to section 47-19.2.Z and 47-25.3.
6. Additional comments may be discussed at DRC meeting.